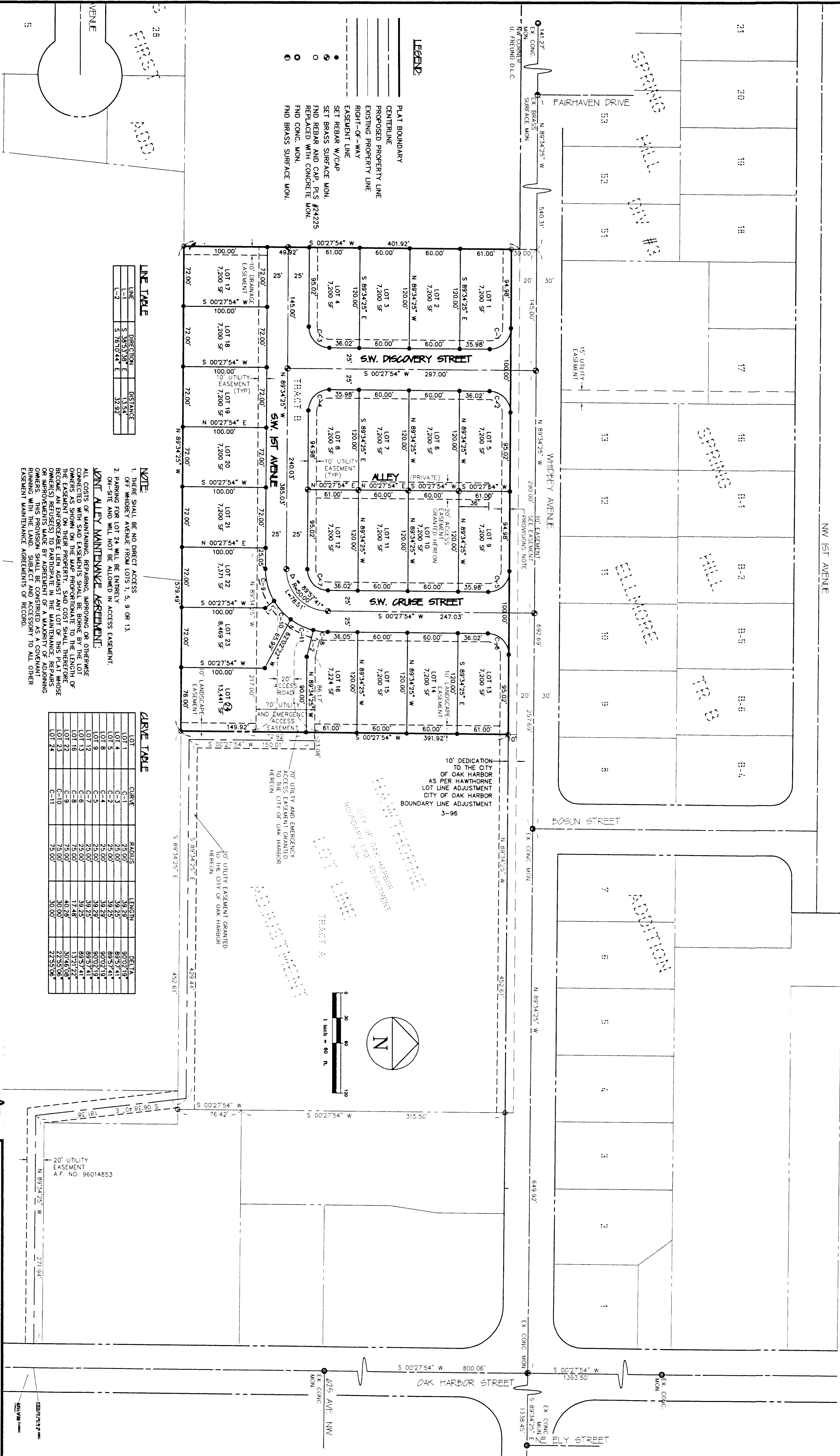


PLAT OF HAWTHORNE PLACE

A PORTION OF THE SE QUARTER OF THE SE QUARTER OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST OF THE WM. ISLAND COUNTY, WASHINGTON



LINE TABLE

LINE	DIRECTION	DISTANCE
1-1	S 89°34'25" E	13.54'
1-2	S 76°10'44" E	37.92'

NOTE:  
1. THERE SHALL BE NO DIRECT ACCESS OFF WHIFFEY AVENUE FROM LOTS 1, 5, 9 OR 13.  
2. PARKING FOR LOT 24 WILL BE ENTIRELY ON-SITE AND WILL NOT BE ALLOWED IN ACCESS EASEMENT.  
**JOINT ALLEY MAINTENANCE AGREEMENT:**  
ALL COSTS OF MAINTAINING, REPAIRING, IMPROVING OR OTHERWISE CONNECTED WITH SAID EASEMENTS SHALL BE BORNE BY THE LOT OWNERS AS SHOWN ON THE MAP PROPORTIONATE TO THE LENGTH OF THE EASEMENT ON THEIR PROPERTY. SAID COST SHALL THEREFORE BE BORNE BY THE LOT OWNERS IN PROPORTION TO THE LENGTH OF THE EASEMENT (FEET) TO PARTICIPATE IN THE MAINTENANCE, REPAIRS OR IMPROVEMENTS MADE BY AGREEMENT OF A MAJORITY OF ADJOINING OWNERS. THIS PROVISION SHALL BE CONSTRUED AS A COVENANT RUNNING WITH THE LAND, SUBJECT AND ACCESSORY TO ALL OTHER EASEMENT MAINTENANCE AGREEMENTS OF RECORD.

CURVE TABLE

LOT	CURVE	RADIUS	LENGTH	DELTA
LOT 1	C-1	25.00'	39.29'	90°07'19"
LOT 4	C-3	25.00'	39.25'	89°57'41"
LOT 5	C-2	25.00'	39.25'	89°57'41"
LOT 8	C-4	25.00'	39.29'	90°07'19"
LOT 9	C-5	25.00'	39.29'	90°07'19"
LOT 12	C-7	25.00'	39.25'	89°57'41"
LOT 13	C-6	25.00'	39.25'	89°57'41"
LOT 16	C-8	75.00'	17.48'	13°21'22"
LOT 22	C-9	75.00'	40.25'	50°45'08"
LOT 23	C-10	75.00'	40.25'	50°45'08"
LOT 24	C-11	75.00'	30.00'	22°52'06"



DAVID EVANS AND ASSOCIATES, INC.  
119 GRAND AVENUE, SUITE D  
BELLINGHAM, WA 98224-4400 (800) 847-7411

SHEET 2 OF 2

SCALE: AS NOTED DESIGN: \_\_\_\_\_  
DRAWN: SIG AND ASSOCIATES, INC. CHECKED: CDSM  
DWG: PL01A.DWG DATE: 10/16/96  
JOB NO. HANW0014



PLAT OF HAWTHORNE PLACE

A PORTION OF THE SE QUARTER OF THE SE QUARTER OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST OF THE WM. ISLAND COUNTY, WASHINGTON

LEGAL DESCRIPTION:

TRACT B OF "HAWTHORNE LOT LINE ADJUSTMENT" (CITY OF OAK HARBOR BOUNDARY LINE ADJUSTMENT 3-96) ACCORDING TO THE OFFICIAL MAP THEREOF, RECORDED AUGUST 22, 1996, IN VOLUME 3 OF SHORT PLATS, PAGES 102 & 103 UNDER AUDITOR'S FILE NO. 96014854, RECORDS OF ISLAND COUNTY, WASHINGTON.

SITUATED IN ISLAND COUNTY, WASHINGTON.

EASEMENT PROVISIONS

AN EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF OAK HARBOR, PUGET SOUND POWER AND LIGHT CO., GENERAL TELEPHONE CO. OF THE NORTHWEST, CASCADE NATURAL GAS CORPORATION, U.S. POSTAL SERVICE, TELE-VUE SYSTEMS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND AS SHOWN HEREIN PLATTED IN WHOLE OR IN PART TO THE STREETS AND AVENUES SHOWN HEREON. ALSO, THE RIGHT TO DRAIN THE STREETS AND AVENUES OVER AND ACROSS ANY LOT TRACT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET IS GRADED. ALSO, THE RIGHT TO MAINTAIN, REPAIR, REPLACE, AND IMPROVE THE STREETS, ALLEYS, AND EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF OAK HARBOR, WASHINGTON. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF OAK HARBOR WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF Hawthorne IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 34, TOWNSHIP 33N, RANGE 1E, EAST, WM. ISLAND COUNTY, WASHINGTON. THE CORNERS AND DISTANCES ARE SHOWN AS SHOWN HEREIN PLATTED IN WHOLE OR IN PART TO THE STREETS AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND AND THAT HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

CHARLES P. SMAY  
CERTIFICATE NO. 11-26-94  
EXPIRATION DATE 11-26-94

CITY ENGINEER APPROVAL

EXAMINED AND APPROVED THIS 2nd DAY OF Dec 1996  
Ryan A. Isaac For  
CITY ENGINEER-RYAN GOODMAN

PLANNING COMMISSION APPROVAL

I HEREBY CERTIFY THAT THE WITHIN PLAT OF Hawthorne IS DULY APPROVED BY THE CITY OF OAK HARBOR PLANNING COMMISSION THIS 27 DAY OF Nov 1996  
Chris S. Saxon  
CHAIRMAN-CHRISTOPHER SAXON

CITY CANCEL APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF OAK HARBOR, WASHINGTON THIS 19th DAY OF December 1996

ATTEST:  
Rosemary Morrison City Clerk  
MAYOR STEVE DENBIGH

CITY FINANCE DIRECTOR APPROVAL

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

THIS 27 DAY OF November 1996  
Heidi Saxon  
CITY FINANCE DIRECTOR-HEIDI SAXON

SURVEY METHOD:

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING A WILD T-1600 THEODOLITE AND DISTOMAT.

BASIS OF BEARINGS:

ASSUMED BEARING BASED ON THE PLAT OF "ELMORE ADDITION" AS RECORDED IN VOLUME 6 OF PLATS, PAGE 12 UNDER AUDITOR'S FILE NO. 112981, RECORDS OF ISLAND COUNTY, WASHINGTON.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS AND MORTGAGE HOLDERS OF THE LAND AND HEREBY PLATTED, DECARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON AND USE THEREOF FOR ALL PUBLIC PURPOSES AND ALSO THE RIGHT TO MAKE NECESSARY SURVEYS, RECORDS, PLATTING, AND THE RIGHT TO DRAIN THE STREETS AND AVENUES OVER AND ACROSS ANY LOT TRACT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET IS GRADED. ALSO, THE RIGHT TO MAINTAIN, REPAIR, REPLACE, AND IMPROVE THE STREETS, ALLEYS, AND EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF OAK HARBOR, WASHINGTON. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF OAK HARBOR WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS.

RESTRICTIVE AND PROTECTIVE COVENANTS APPLYING TO ALL LOTS IN THIS PLAT ARE RECORDED UNDER AUDITOR'S FILE NO. 96000573 RECORDS OF ISLAND COUNTY, WASHINGTON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 22nd DAY OF November 1996

Edward M. Thompson President  
Edward Thompson Vice President  
By JAMES A. WINSTRA, RESIDENT

ACKNOWLEDGEMENT:

STATE OF Washington COUNTY OF Whatcom  
I, Edward M. Thompson, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Edward M. Thompson AND Veronica Jungbluth SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.  
Charles P. Smay  
NOTARY PUBLIC IN AND FOR THE STATE OF Washington  
RESIDING AT Liberty  
MY APPOINTMENT EXPIRES Oct 1, 1997

ACKNOWLEDGEMENT:

STATE OF Washington COUNTY OF Whatcom  
I, James A. Winstra, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES A. WINSTRA SIGNED THIS INSTRUMENT, ON OATH STATING THAT JAMES A. WINSTRA SIGNED THIS INSTRUMENT AS THE PRESIDENT OF THE CITY OF OAK HARBOR, WASHINGTON. I AS THE PRESIDENT OF THE CITY OF OAK HARBOR, WASHINGTON, E.G. OFFICER, TRUSTEE, ETC.) OF HOMESTEAD NORTHWEST, INC. (NAME OF PARTY ON BEHALF OF WHOM INSTRUMENT WAS EXECUTED) TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.  
Charles P. Smay  
NOTARY PUBLIC IN AND FOR THE STATE OF Washington  
RESIDING AT Liberty  
MY APPOINTMENT EXPIRES Oct 1, 1997

NOTES:

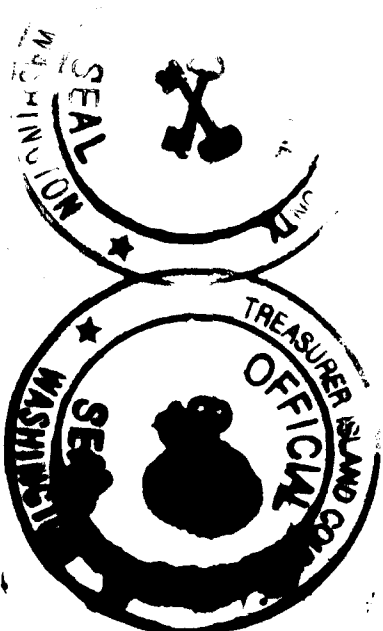
1. THIS SURVEY COMPLETES WITH MINIMUM REQUIRED SURVEY PRECISION FOR FIELD TRAVERSES AS SET FORTH IN W.A.C. 332-130-090.
2. A ONE-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER WERE USED TO SURVEY THIS BOUNDARY.
3. DATE OF SURVEY: NOVEMBER, 1996

DATUM:

ASSUMED USING THE CITY OF OAK HARBOR

REFERENCE:

CITY OF OAK HARBOR BOUNDARY LINE ADJUSTMENT 3-96 RECORDED IN VOLUME 3 OF SHORT PLATS, PAGES 102 & 103, UNDER AUDITOR'S FILE NO. 96104854, RECORDS OF ISLAND COUNTY, WASHINGTON.

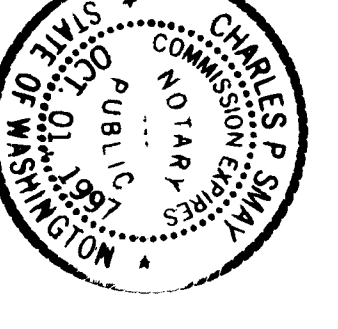
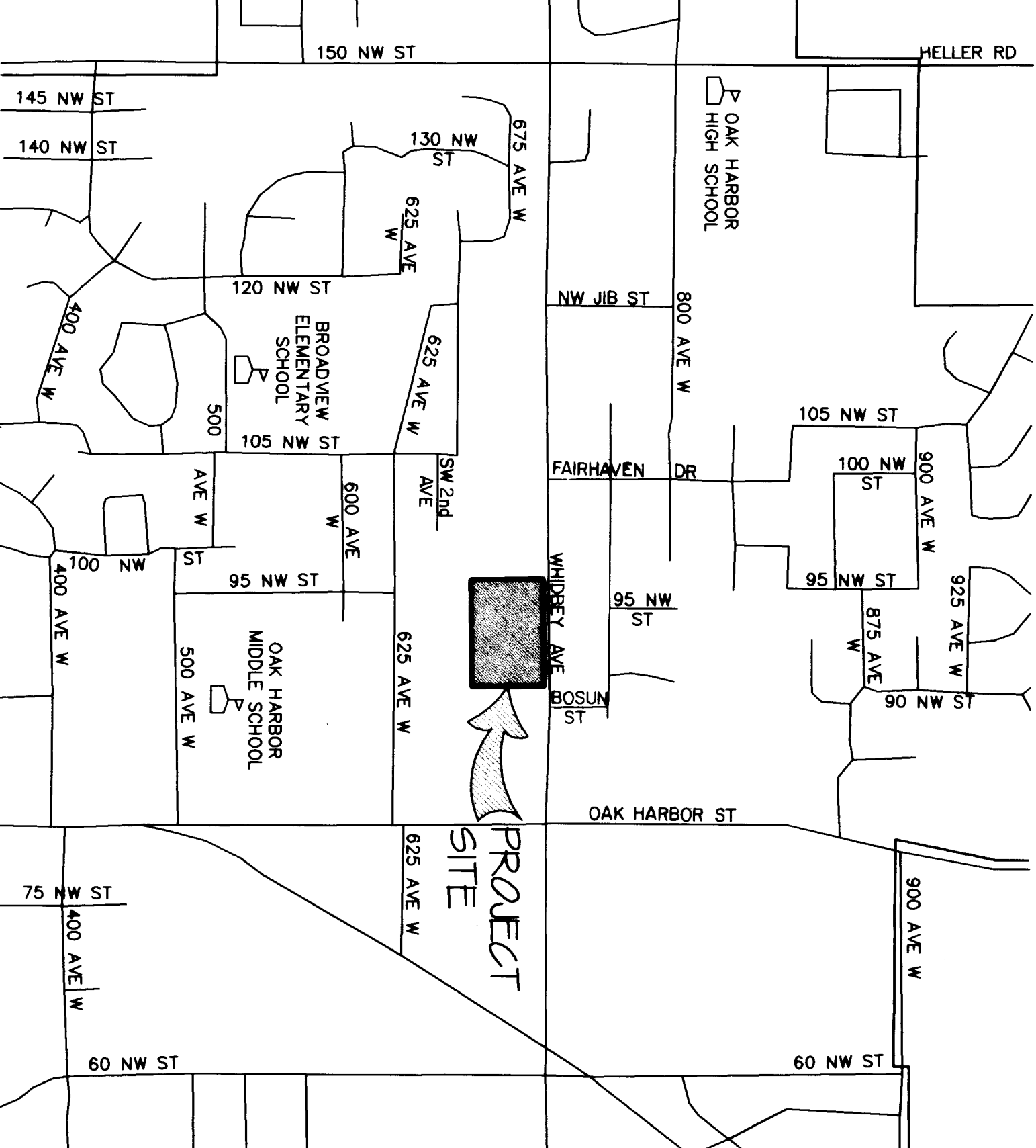


COUNTY TREASURER APPROVAL  
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED, ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 1996.  
Theresa J. Buehler  
COUNTY TREASURER-TERESA BUEHLER

COUNTY AUDITOR'S OFFICE: # 96000573

FILED FOR AT THE REQUEST OF David M. Saxon THIS 2nd DAY OF December 1996, AND RECORDED IN VOLUME 3 OF PLATS, PAGE(S) 143 RECORDS OF ISLAND COUNTY, WASHINGTON.

David M. Saxon COUNTY AUDITOR-ART HYLAND  
COUNTY TREASURER-TERESA BUEHLER  
COUNTY ENGINEER-RYAN GOODMAN  
COUNTY FINANCE DIRECTOR-HEIDI SAXON  
COUNTY CLERK-ROSEMARY MORRISON



SHEET 1 OF 2  
SCALE: AS NOTED  
DRAWN: SLG  
CHECKED: CPSM  
DATE: 10/16/96  
JOB NO. HANW0014